

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

*Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: August 22, 2016

Location Address: 1841 North State Road 7, Hollywood, FL 33021

Lot(s): See attached Block(s): _____ Subdivision: _____

Folio Number(s): See attached

Zoning Classification: SR7 CCD Moderate Land Use Classification: Commercial

Existing Property Use: Hybrid Commercial Sq Ft/Number of Units: 51,237 SF

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Variance 15-V-73 Preliminary TAC Meeting File # 16-DP-36

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development

Explanation of Request: Temporary Gravel Parking Lot / Preliminary TAC Meeting for new dealership

Number of units/rooms: N/A Sq Ft: 407,180 SF

Value of Improvement: \$25 MIL Estimated Date of Completion: 02/01/2018

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Triangle Auto Center, Inc.

Address of Property Owner: 1850 North State Road 7, Hollywood, FL 33021

Telephone: 954-967-4111 Fax: 954-985-3844 Email Address: TLiuzzi@czag.net

Name of Consultant/~~Representative~~ Tenant (circle one): Alicia Lewis

Address: 200 East Broward Blvd. Ste 1800, Ft. Lauderdale, FL Telephone: 954-527-6276

Fax: 954-333-4176 Email Address: Alicia.Lewis@gmlaw.com

Date of Purchase: 1/2/2004 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Jeff Peal

954-627-9180 Address: 301 East Las Olas Boulevard
Ft. Lauderdale, FL 33301 Email Address: Jeff.Peal@stiles.com

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

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At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

*Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: May 16, 2016

Location Address: 1841 North State Road 7, Hollywood, FL 33021

Lot(s): See attached Block(s): _____ Subdivision: _____

Folio Number(s): See attached

Zoning Classification: SR7 CCD Moderate Land Use Classification: Commercial

Existing Property Use: Hybrid Commercial Sq Ft/Number of Units: 50,072 SF

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 15-V-73

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development

Explanation of Request: Temporary Gravel Parking Lot

Number of units/rooms: N/A Sq Ft: 407,180 SF

Value of Improvement: \$25 MIL Estimated Date of Completion: 02/01/2018

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Triangle Auto Center, Inc.

Address of Property Owner: 1850 North State Road 7, Hollywood, FL 33021

Telephone: 954-967-4111 Fax: 954-985-3844 Email Address: TLiuzzi@czag.net

Name of Consultant/Representative Tenant (circle one): Alicia Lewis

Address: 200 East Broward Blvd. Ste 1800, Ft. Lauderdale, FL Telephone: 954-527-6276

Fax: 954-333-4176 Email Address: Alicia.Lewis@gmlaw.com

Date of Purchase: 1/2/2004 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Jeff Peal

954-627-9180 Address: 301 East Las Olas Boulevard
Ft. Lauderdale, FL 33301 Email Address: Jeff.Peal@stiles.com

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(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

Search No.: 15-974-1A-Update 1

ADJACENT RIGHT-OF-WAY REPORT

Broward County Land Development Code – Section 5-189(c) (3)

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of Broward County, in the State of Florida for:

The Broward County Board of County Commissioners

As to the following described property, to wit:

SEE EXHIBIT “A” ATTACHED

RIGHTS-OF-WAY: SEE ATTACHED

MAINTENANCE MAPS: SEE ATTACHED

EASEMENTS: SEE ATTACHED

TIITF RESERVATIONS: SEE ATTACHED

**RELEASES/QUIT-CLAIMS or other
CONVEYANCES OR RESERVATIONS: SEE ATTACHED**

SHOWN FOR REFERENCE: SEE ATTACHED

***NOTE: THE ADJACENT RIGHT OF WAY HEREBY INCORPORATES ALL OF THE RIGHT OF WAY DOCUMENTS LISTED IN THE TITLE CERTIFICATE REPORT SUBMITTED HEREWITH.**

THE UNDERSIGNED hereby certifies that the forgoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation of Rights-of-Way held in Fee Title, Easement and/or Reservation, including instruments into or out of TIITF on the above described property.

CERTIFIED this 8th day of February 2016, at 11:00 P.M.

Paramount Title Services, Inc.



Evelyn Branas
Examiner

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 15-974-1A-Update 1

EXHIBIT "A"

A portion of N 60 Street, (SR 7), lying in Section 12, Township 51 South, Range 41 East, bounded on the North by the Easterly projection of Tract 6, **BENDLES SUBDIVISION OF THE N.W. ¼ OF SEC. 12, TWP 51S, R 41E**, Plat Book 2, Page 2, Public Records Miami-Dade County, Florida and the bounded on the South the Westerly projection of Lots 1 Through 3, Block 1 **HOLLYWOOD COUNTRY ESTATES**, Plat Book 24, Page 9, Public Records Broward County, Florida.

TOGETHER WITH:

A portion of TAFT STREET, lying in Section 12, Township 51 South, Range 41 East, bounded on the West by the Easterly projection of Lots 1 and 2 Block 1, **HOLLYWOOD SUBURBS**, Plat Book 4, Page 22, Public Records Broward County, Florida, and the bounded on the East by the Westerly projection of Lot 34 Block 1, **HOLLYWOOD COUNTRY ESTATES**, Plat Book Plat Book 24, Page 9, Public Records Broward County, Florida, said lands situate, lying and being in Broward County.

Search No.: 15-974-1A-Update 1

RIGHTS-OF-WAY:

1. **QUIT CLAIM DEED:** Rose Odell Sharp and Raymond Sharp, husband and wife TO Broward County, a political subdivision of the State of Florida, dated September 25, 1956, filed October 5, 1956 in Deed Book 737, Page 444.
2. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the State Road Department of Florida, dated September 1, 1964, filed September 2, 1964 in O.R. Book 2868, Page 27.
3. **QUIT CLAIM DEED:** Elmer A. Wallschlager and Marion E Wallschlager TO Broward County, dated April 23, 1965, filed May 10, 1965 in O.R. Book 3012, Page 936.
4. **QUIT CLAIM DEED:** W.R. Robbins and Mary Frances Robbins, his wife TO Broward County, dated April 26, 1965, filed June 24, 1965 in O.R. Book 3037, Page 999.
5. **QUIT CLAIM DEED:** Petroleum Facilities, Inc, a Delaware corporation TO the City of Hollywood, a Florida municipal corporation, dated November 24, 1965, filed May 2, 1966 in O.R. Book 3221, Page 165.
6. **QUIT CLAIM DEED:** Humble Oil & Refining TO the City of Hollywood, a Florida municipal corporation, dated May 1, 1967, filed June 11, 1967 in O.R. Book 3442, Page 273.
7. **QUIT CLAIM DEED:** J.W. Davis and Agnes Davis, his wife TO City of Hollywood, a Florida municipal corporation, dated September 25, 1969, filed December 10, 1969 in O.R. Book 4090, Page 175.
8. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the Department of Transportation of Florida, dated November 17, 1970, filed November 18, 1970 in O.R. Book 4353, Page 332.
9. **QUIT CLAIM DEED:** Charles F. Chaplin and Ruth L. Chaplin, his wife and W.R. Robbins and Mary Frances Robbins, his wife TO City of Hollywood, a Florida municipal corporation, dated May 17, 1970, filed June 5, 1970 in O.R. Book 4226, Page 106.
10. **QUIT CLAIM DEED:** Al's Flowers, Inc. a Florida corporation TO Broward County, dated March 26, 1981, filed May 24, 1981 in O.R. Book 9573, Page 762.
11. **ORDINANCE:** City Commission of the City of Hollywood, Florida TO the Public, dated July 21, 1982, filed January 31, 1983 in O.R. Book 10645, Page 479.
12. **QUIT CLAIM DEED:** City of Hollywood TO State of Florida Department of Transportation, dated November 1, 2013, filed November 19, 2013 in O.R. Book 50344, Page 1416.
13. **WARRANTY DEED:** 1650 N.W. 441 Office, Inc., a Florida corporation TO State of Florida Department of Transportation, dated November 25, 2013, filed November 26, 2013 in O.R. Book 50363, Page 1630.
14. **QUIT CLAIM DEED:** Executive Project Service, LLC TO State of Florida Department of Transportation, dated September 18, 2013, filed November 26, 2013 in O.R. Book 50363, Page 1633.
15. **QUIT CLAIM DEED:** Gils's Soop it up, LLC TO State of Florida Department of Transportation, dated September 18, 2013, filed November 26, 2013 in O.R. Book 50363, Page 1636.
16. **QUIT CLAIM DEED:** Fix It Computers, LLC TO State of Florida Department of Transportation, dated September 18, 2013, filed November 26, 2013 in O.R. Book 50363, Page 1639.
17. **QUIT CLAIM DEED:** Boyd-Panciera Family Funeral Care, Inc. TO State of Florida Department of Transportation, dated September 17, 2013, filed November 26, 2013 in O.R. Book 50363, Page 1642.
18. **WARRANTY DEED:** First Baptist Church of West Hollywood, a Florida not for profit corporation TO the State of Florida Department of Transportation, dated August 5, 2014, filed August 12, 2014 in O.R. Book 51008, Page 653.
19. **ORDER OF TAKING:** State of Florida Department of Transportation VS Anita K. Christensen a/k/a Anita Weinmann, TRU, et al, dated August 25, 2014, filed August 26, 2014 in O.R. Book 51044, Page 694.

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

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20. **WARRANTY DEED:** Iglesia Cristiana Senales De Vida, Inc., a Florida not for profit corporation d/b/a Segadores De Vida TO State of Florida Department of Transportation, dated October 16, 2014, filed October 20, 2014 in O.R. Book 51179, Page 1753.
21. **AMENDED ORDER OF TAKING:** State of Florida Department of Transportation VS 212 North Federal Highway, Inc., a Florida corporation, et al, dated November 4, 2014, filed November 5, 2014 in O.R. Book 51222, filed 930.
22. **RESOLUTION:** Planning and Development Board of the City of Hollywood, Florida TO the Public, dated November 11, 2014, filed November 21, 2014 in O.R. Book 51262, Page 1383.
23. **WARRANTY DEED:** Triangle Auto Center, Inc., a Florida corporation TO State of Florida Department of Transportation, dated October 21, 2015, filed December 2, 2015, under Instrument Number 113377767.
24. **QUIT CLAIM DEED:** The Craig Zinn Collection, Ltd., Inc. d/b/a Auto Rental d/b/a Florida Toyota Rentals TO State of Florida Department of Transportation, dated October 21, 2015, filed December 2, 2015, under Instrument Number 113377771
25. **QUIT CLAIM DEED:** Craig Zinn Automotive Group Dealer Services, LLC TO State of Florida Department of Transportation, dated October 21, 2015, filed December 2, 2015, under Instrument Number 113377772.

MAINTENANCE MAPS:

1. **ROAD MAP:** Book 7, Page 4
2. **ROAD MAP:** Book 7, Page 30

EASEMENTS:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **BENDLES SUBDIVISION OF THE N.W. ¼ OF SEC. 12, TWP 51S, R 41E**, Plat Book 2, Page 2, Public Records Miami-Dade County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **HOLLYWOOD SUBURBS**, Plat Book 4, Page 22, Public Records Broward County, Florida.
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **HOLLYWOOD COUNTRY ESTATES**, Plat Book 24, Page 9, Public Records Broward County, Florida.
4. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **HOLLYWOOD ACRES**, Plat Book 25, Page 1, Public Records Broward County, Florida.
5. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **MIL-LIL ESTATES**, Plat Book 36, Page 25, Public Records Broward County, Florida.
6. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **BAPTIST TOWERS**, Plat Book 116, Page 28, Public Records Broward County, Florida.
7. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **LUTHER MEMORIAL LUTHERAN CHURCH**, Plat Book 123, Page 17, Public Records Broward County, Florida.
8. **RESOLUTION:** Secretary of the Board of Commissioners of the Central Broward Drainage District TO the Public, dated May 16, 1967, filed June 8, 1967 in O.R. Book 3438, Page 60.
9. **AMENDMENT TO TRUST DECLARATION:** Baptist Towers, an unincorporated association TO the Public, dated September 2, 1982, filed July 19, 1983 in O.R. Book 11005, Page 504.
10. **DECLARATION:** Baptist Towers, an unincorporated association TO the Public, dated July 14, 1984, filed July 18, 1984 in O.R. Book 11865, Page 459.

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- 11. FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM:** Baptist Towers Condominium Association, Inc., a Florida not for profit corporation, dated May 15, 1990, filed June 11, 1990 in O.R. Book 17574, Page 375.
- 12. EASEMENT:** Lloyd J. Schmidt, individually and Lloyd J. Schmidt, Donald L. Schmidt and Ronald L. Schmidt, as Trustees of the Schmidt Family Trusts TO City of Hollywood, a Florida municipal corporation, dated April 20, 1995, filed May 16, 1995 in O.R. Book 23455, Page 187.
- 13. CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY-LAWS:** Baptist Towers Condominium Association, Inc. TO the Public, dated November 15, 1999, filed November 23, 1999 in O.R. Book 30040, Page 1449.

TIITF RESERVATIONS:

- 1. DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO The Everglades Sugar and Land Company, filed in Deed Book 1, Page 84.
- 2. DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO C.M. Cravatt, dated March 27, 1923, filed April 11, 1923 in Deed Book 23, Page 200.
- 3. DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO C.M. Cravatt, dated March 27, 1923, filed April 11, 1923 in Deed Book 23, Page 220.
- 4. DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Hugh K. Anderson, dated December 31, 1923, filed February 19, 1924 in Deed Book 28, Page 250.
- 5. DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO George Nass, dated December 9, 1941, filed January 5, 1942 in Deed Book 398, Page 417.
- 6. QUIT CLAIM DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO G.F. Land Corp., a Florida corporation, dated April 24, 1972, filed May 15, 1972 in O.R. Book 4863, Page 84.

RELEASES/QUIT-CLAIMS or other CONVEYANCES OR RESERVATIONS:

- 1. RELEASE OF RESERVATIONS:** Central and Southern Florida Flood Control District, a Florida public corporation TO G.F. Land Corp, a Florida corporation, dated May 11, 1972, filed May 18, 1972 in O.R. Book 4868, Page 653.
- 2. RELEASE OF RESERVATIONS:** Central and Southern Florida Flood Control District, a Florida public corporation TO G.F. Land Corp, a Florida corporation, dated May 11, 1972, filed May 18, 1972 in O.R. Book 4868, Page 655.
- 3. RELEASE OF RESERVATIONS:** Central and Southern Florida Flood Control District, a Florida public corporation TO the Public, dated June 16, 1972, filed June 27, 1972 in O.R. Book 4906, Page 784.
- 4. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO the Public, dated March 17, 1978, filed March 27, 1978 in O.R. Book 7483, Page 785.
- 5. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Valerie Davis, Jeffrey Davis, Richard Davis, Thomas Richard Wachtstetter, Leona Davis Wachtstetter, Cathy Lee Wachtstetter, James Mason Wachtstetter, Guy Mason Wachtstetter, William Robert Wachtstetter and Pamela M. Davis, dated August 10, 1989, filed August 29, 1989 in O.R. Book 16716, Page 168.
- 6. TRANSFER OF ROAD RESERVATIONS:** Board of Trustees of the Internal Improvement Fund of the State of Florida TO State of Florida Department of Transportation, dated July 12, 2013, filed July 24, 2013 in O.R. Book 50013, Page 1329.

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Search No.: 15-974-1A-Update 1

SHOWN FOR REFERENCE:

- 1. CONVEYANCE AGREEMENT:** City of Hollywood, a political subdivision of the State of Florida AND 5936 Taft LLC, a Florida corporation, dated December 11, 2006, filed January 18, 2007 in O.R. Book 43450, Page 277.
- 2. RESOLUTION:** The Development Review Board of the City of Hollywood, Florida TO the Public, dated July 22, 2009, filed July 24, 2009 in O.R. Book 46405, Page 1688.

1850 North State Road 7
Hollywood, Florida 33021
954.967.4111
Fax 954.985.3844

Stiles Architectural Group
301 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

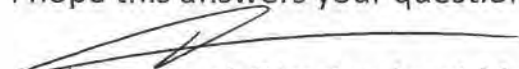
Att: Jeff Peal President

Mr. Peal,

In regard to your email dated June 14th, 2016 requesting information on car carriers delivering vehicles at the new Toyota of Hollywood site. We contract with the Seminole Tribe of Florida to lease a large storage yard located at 2903 N. State rd 7, Hollywood, FL 33021. That lot is used for the delivery of all vehicles as it is designed to accommodate the car carrier trucks.

We will continue to use that location after the new dealership is built and do not intend on having large commercial car carriers dropping off vehicles at that site. There may be tow truck type deliveries but not the tractor trailers.

I hope this answers your question.


Anthony Liuzzi, Director Asset Management
Craig Zinn Automotive Group
1850 N SR 7
Hollywood, FL 33021



COMMUNITY MEETING NOTICE

Toyota of Hollywood – Triangle Auto Center, Inc.

Dear Neighbor,

On behalf of Triangle Auto Center, Inc., we would like to invite you to attend a community meeting to discuss the proposed renovations to Toyota of Hollywood depicted on the map below. You have received this notice because you own property within 1,000 feet of the Toyota of Hollywood facility outlined in red on the map. Should you have any questions prior to the meeting or if you are unable to attend, please feel free to contact our representative listed below. Otherwise, we look forward to seeing you at the meeting.

Date: Wednesday, June 1, 2016

Time: (7:00 p.m. – 8:00 p.m.)

Location: 1450 South State Road 7, Hollywood, FL (Old Hollywood Honda Site)

Representative Contact Information:

Alicia Lewis, Esq.
Greenspoon Marder, P.A.
(954) 527-6276





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

March 26, 2015

THIS PRE-APPLICATION LETTER IS VALID UNTIL – MARCH 26, 2016
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms
Pulice Land Surveyors Inc
5381 Nob Hill Road
Sunrise, Florida 33351

Dear Ms. Storms:

RE: **March 26, 2015 - Pre-application Meeting for Category D Driveway SR 7 (East Side) Sec. # 86100 MP - 3.7**
Broward County – In the City of Hollywood (Urban) Access Class 05 Posted Speed 45 mph SIS – No Ref Project: 227775.1
Request: Right in/out only driveway located 220' south of Harding Street

SITE SPECIFIC INFORMATION

Project Name & Address: **Toyota of Hollywood Plat – 1841 N. State Road 7, Hollywood, Florida 33021**
Applicant & Property Owner: **Triangle Auto Center Hollywood Holdings**
Parcel Size: **7.5 Acres** Max. Use: **420,000 sf Commercial (Auto Dealer)**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

- Conditions: - A minimum driveway length of 75 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must include space for bicycle lane per current design criteria.

Comments: - NONE

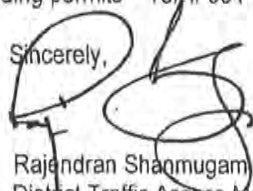
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system.

Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact William Wang, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4203, Fax # 954-4223 or e-mail: william.wang@dot.state.fl.us

Sincerely,


Rajendran Shanmugam P.E.
District Traffic Access Manager

WW/njh

cc: Stan Williams *SW*

File: s:\Permits\Pre-app Letters\Broward County\Triangle Auto Center Hollywood Holdings – SR 7



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

June 7, 2016

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – JUNE 7, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms
Pulice Land Surveyors Inc
5381 Nob Hill Road
Sunrise, Florida 33351

Dear Ms. Storms:

RE: June 7, 2016 - Pre-application Extension for Category D Driveway

Date of Pre-Application Meeting: March 26, 2015 SR 7 (East Side) Sec. # 86100 MP – 3.7

Broward County – In the City of Hollywood (Urban) Access Class 05 Posted Speed 45 mph SIS – No Ref Project: 227775.1

Request: Right in/out only driveway located 280' south of Harding Street.

SITE SPECIFIC INFORMATION

Project Name & Address: Toyota of Hollywood Plat – 1841 N. State Road 7, Hollywood, Florida 33021
Applicant & Property Owner: Triangle Auto Center Hollywood Holdings
Parcel Size: 7.5 Acres Max. Use: 420,000 sf Commercial (Auto Dealer)

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below.. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

- Conditions:** - A minimum driveway length of 75 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must include space for bicycle lane per current design criteria.

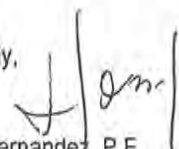
Comments: - NONE

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-4223 or e-mail: geysa.sosa@dot.state.fl.us

Sincerely,


Dalila Fernandez, P.E.
District Traffic Access Manager

GS/hyh

cc: Roger Lemieux 

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2015-03-26\86100 MP 3.7 SR 7_Toyota of Hollywood\86100 MP 3.700 SR 7_Toyota of Hollywood_Ext.doc

www.dot.state.fl.us



ALUMINUM COMPOSITE PANEL

ACM-1

Manufacturer: Reynobond by Alcoa

Style: 4MM thick bonded metal panel

Color: Toyota Silver

Location: Exterior Facade and Columns



ALUMINUM COMPOSITE PANEL

ACM-2

Manufacturer: Reynobond by Alcoa

Style: 4MM thick bonded metal panel

Color: Toyota Red

Location: Exterior Facade and Columns



EXTERIOR PLASTER

EXP-2

Style: Textured finish with integral color

Color: To match Dryvit Moonlight White 612, Sandpebble
Texture (Dryvit Ref # TOYA061021)

Location: Exterior Walls (Service Areas)



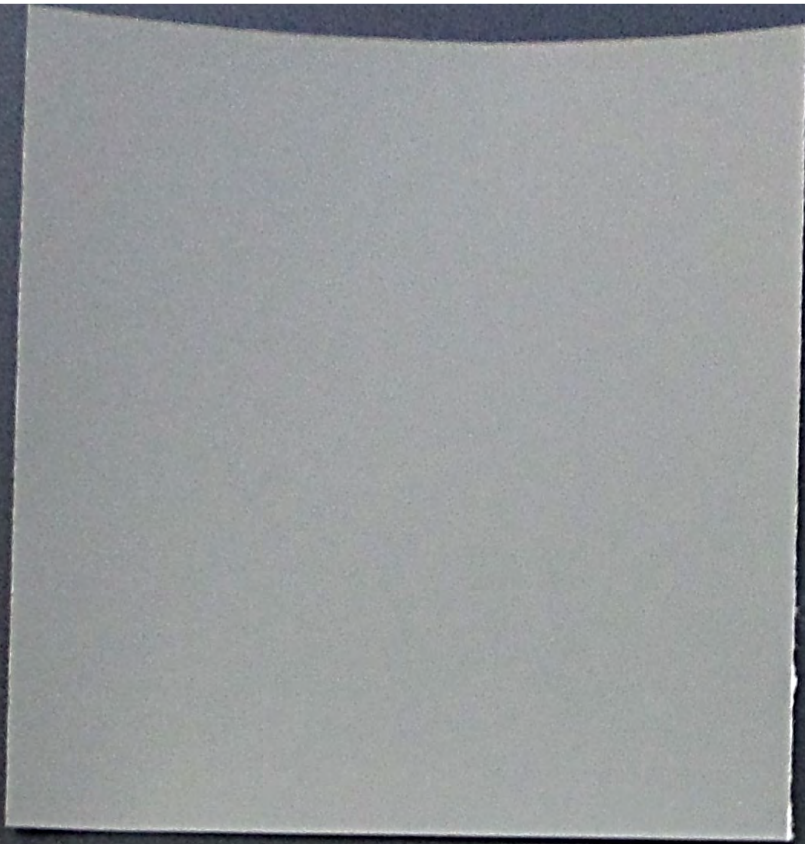
GLASS: PORTAL

GP-1

Manufacturer: Novum Structures

Style: Solera translucent glazing system. Diffusing veils (white) and honeycomb to be of UV stable acrylic.

Color: All steel members to be primed and finished in Toyota White Gloss



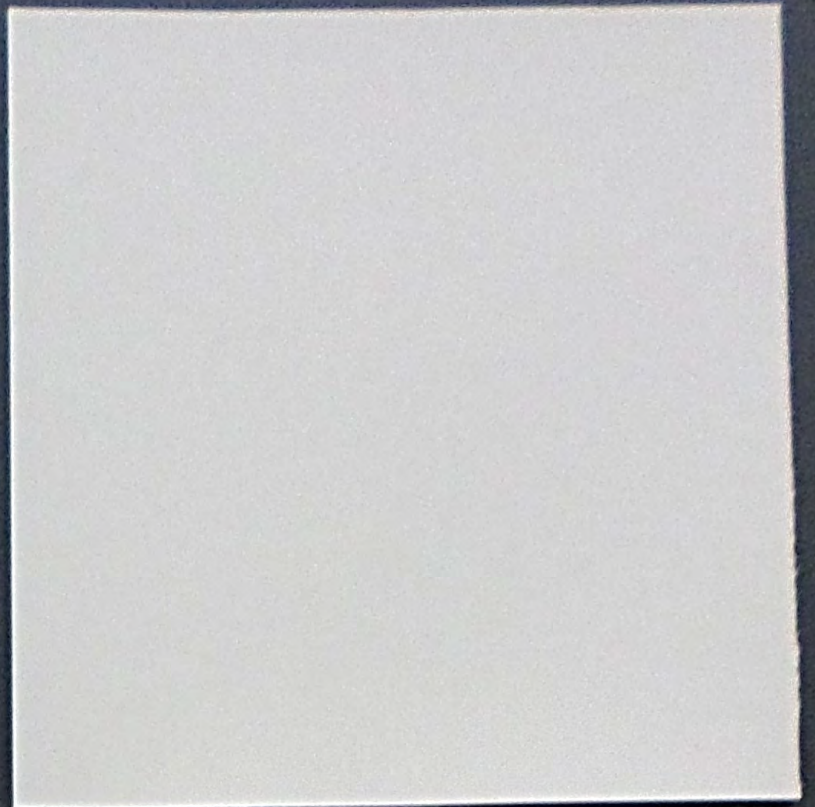
PAINT

P-5

Style: Sherwin Williams

Color: Sherwin Williams Cityscape SW7067

Location: Raised EIFS Band and Accent Squares



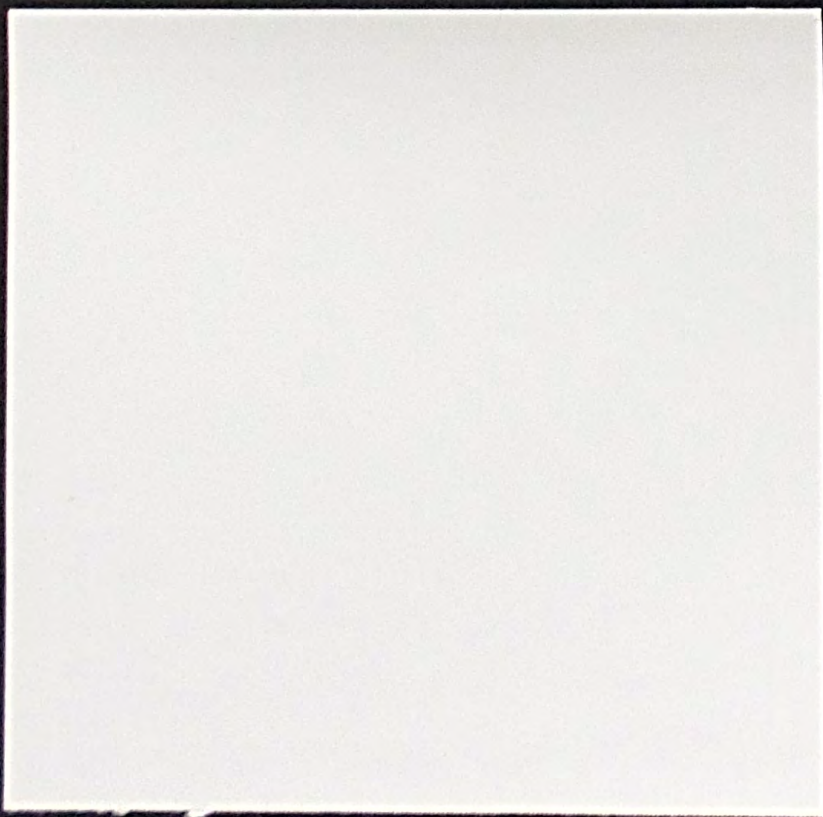
PAINT

P-6

Style: Sherwin Williams

Color: Sherwin Williams Chelsea Gray SW2850

Location: Exterior Walls & Soffits not finished in ACM or
EXP-2



PAINT

P-7

Style: Exterior, Gloss

Color: Sherwin Williams Extra White

Location: New Exterior Doors and Light Posts



PAINT

P-9

Style: Exterior, Gloss

Color: Sherwin Williams Silver BP 71

Location: Doors/Frames within ACM-1 Walls



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MY ACCOUNT / GREEN GLOBES PROJECTS / ALL PROJECTS /

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Green Globes Projects

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Project Name	Project ID	Status	Action
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Toyota of Hollywood (Florida) (/gg/project/00634000013JNgdAAG/)	#57405	Active	LAUNCH PROJECT
--	--------	--------	--------------------------------

NC: Pre December 2014

New Construction projects
registered after July 2012 and
prior to December 2014[LAUNCH PROJECT](#)

Legacy Project

Collaborators:

• (No Collaborators)

[EDIT COLLABORATORS](#)

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ACT=13&CSRF_TOKEN=E57B13373B595DF398764FF4C08139C6FE8DF7F9)

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LEASE AGREEMENT

ITEM/SEGMENT NO.: 2277751

MANAGING DISTRICT: Four

F.A.P. NO.: 4751 123 P

STATE ROAD NO.: 7 (US 441)

COUNTY: Broward

PARCEL NO.: N/A

THIS AGREEMENT, made this 19th day of October, 2015, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter called the Lessor), and Triangle Auto Center, Inc., a Florida corporation (hereinafter called the Lessee),

WITNESSETH:

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Property and Term.** Lessor does hereby lease unto Lessee the property described in Exhibit "A", attached and made a part hereof, for a term of five (5) years beginning 10/19/2015 and ending 10/18/2020. This Lease may be renewed for an additional Non-renewable term at Lessee's option, subject to the rent adjustment as provided in Paragraph 3 below. Lessee shall provide Lessor N/A days advanced written notice of its exercise of the renewal option.

If Lessee holds over and remains in possession of the property after the expiration of the term specified in this Lease, or any renewals of such term, Lessee's tenancy shall be considered a tenancy at sufferance, subject to the same terms and conditions as herein contained in this Lease.

This Lease is subject to all utilities in place and to the maintenance thereof as well as any other covenants, easements, or restrictions of record.

This Lease shall be construed as a lease of only the interest, if any, of Lessor, and no warranty of title shall be deemed to be given herewith.

2. **Use.** The leased property shall be used solely for the purpose of Display of one (1) on-premise Toyota business sign, substantially as existing as of the commencement of this Lease. If the property is used for any other purpose, Lessor shall have the option of immediately terminating this Lease. Lessee shall not permit any use of the property in any manner that would obstruct or interfere with any transportation facilities.

Lessee will further use and occupy the leased property in a careful and proper manner, and not commit any waste thereon. Lessee will not cause, or allow to be caused, any nuisance or objectionable activity of any nature on the property. Lessee will not use or occupy said property for any unlawful purpose and will, at Lessee's sole cost and expense, conform to and obey any present or future ordinances and/or rules, regulations, requirements, and orders of governmental authorities or agencies respecting the use and occupation of the leased property.

Any activities in any way involving hazardous materials or substances of any kind whatsoever, either as those terms may be defined under any state or federal laws or regulations, or as those terms are understood in common usage, are specifically prohibited. The use of petroleum products, pollutants, and other hazardous materials on the leased property is prohibited. Lessee shall be held responsible for the performance of and payment for any environmental remediation that may be necessary, as determined by the Lessor, within the leased property. If any contamination either spread to or was released onto adjoining property as a result of Lessee's use of the leased property, the Lessee shall be held similarly responsible. The Lessee shall indemnify, defend, and hold harmless the Lessor from any claim, loss, damage, costs, charge, or expense arising out of any such contamination.

3. **Rent.** Lessee shall pay to Lessor as rent, on or before the first day of each rent payment period, the sum of \$1,340.00 plus applicable tax, for each Year of the term. If this Lease is terminated prior to the end of any rent payment period, the unearned portion of any rent payment, less any other amounts that may be owed to Lessor, shall be refunded to Lessee. Lessee shall pay any and all state, county, city, and local taxes that may be due during the term hereof, including any real property taxes. Rent payments shall be made payable to the Florida Department of Transportation and shall be sent to Florida Department of Transportation, Attn: Right of Way - Property Management Administrator, 3400 W. Commercial Boulevard, Fort Lauderdale, FL 33309-3421.

Lessor reserves the right to review and adjust the rental fee biennially and at renewal to reflect market conditions. Any installment of rent not received within ten (10) days after the date due shall bear interest at the highest rate allowed by law from the due date thereof, per Section 55.03(1), Florida Statutes. This provision shall not obligate Lessor to accept late rent payments or provide Lessee a grace period.

4. **Improvements.** No structures or improvements of any kind shall be placed upon the property without the prior written approval of the District Secretary for District Four of Lessor. Any such structures or improvements shall be constructed in a good and workmanlike manner at Lessee's sole cost and expense. Subject to any landlord lien, any structures or improvements

coverage of not less than One Hundred Thousand Dollars (\$ 100,000.00). All such policies shall be issued by companies licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be canceled or modified unless Lessor is given at least sixty (60) days prior written notice of such cancellation or modification. Lessee shall provide Lessor certificates showing such insurance to be in place and showing Lessor as additional insured under the policies. If self-insured or under a risk management program, Lessee represents that such minimum coverage for liability will be provided for the leased property.

Lessor may require the amount of any public liability insurance to be maintained by Lessee be increased so that the amount thereof adequately protects Lessor's interest. Lessee further agrees that it shall during the full term of this Lease and at its own expense keep the leased property and any improvements thereon fully insured against loss or damage by fire and other casualty. Lessee also agrees that it shall during the full term of this Lease and at its own expense keep the contents and personal property located on the leased property fully insured against loss or damage by fire or other casualty and does hereby release and waive on behalf of itself and its insurer, by subrogation or otherwise, all claims against Lessor arising out of any fire or other casualty whether or not such fire or other casualty shall have resulted in whole or in part from the negligence of the Lessor.

8. Eminent Domain. Lessee acknowledges and agrees that its relationship with Lessor under this Lease is one of landlord and tenant and no other relationship either expressed or implied shall be deemed to apply to the parties under this Lease. Termination of this Lease for any cause shall not be deemed a taking under any eminent domain or other law so as to entitle Lessee to compensation for any interest suffered or lost as a result of termination of this Lease, including any residual interest in the Lease, or any other facts or circumstances arising out of or in connection with this Lease.

Lessee hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort, including special damages, severance damages, removal costs, or loss of business profits, resulting from Lessee's loss of occupancy of the leased property, or any such rights, claims, or damages flowing from adjacent properties owned or leased by Lessee as a result of Lessee's loss of occupancy of the leased property. Lessee also hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort as set out above, as a result of Lessee's loss of occupancy of the leased property, when any or all adjacent properties owned or leased by Lessee are taken by eminent domain proceedings or sold under the threat thereof. This waiver and relinquishment applies whether this Lease is still in existence on the date of taking or sale; or has been terminated prior thereto.

9. Miscellaneous.

a. This Lease may be terminated by Lessor immediately, without prior notice, upon default by Lessee hereunder, and may be terminated by either party, without cause upon thirty (30) days prior written notice to the other party.

b. In addition to, or in lieu of, the terms and conditions contained herein, the provisions of any Addendum of even date herewith which is identified to be a part hereof is hereby incorporated herein and made a part hereof by this reference. In the event of any conflict between the terms and conditions hereof and the provisions of the Addendum(s), the provisions of the Addendum(s) shall control, unless the provisions thereof are prohibited by law.

c. Lessee acknowledges that it has reviewed this Lease, is familiar with its terms, and has had adequate opportunity to review this Lease with legal counsel of Lessee's choosing. Lessee has entered into this Lease freely and voluntarily. This Lease contains the complete understanding of the parties with respect to the subject matter hereof. All prior understandings and agreements, oral or written, heretofore made between the parties and/or between Lessee and the previous owner of the leased property and landlord of Lessee are merged in this Lease, which alone, fully and completely expresses the agreement between Lessee and Lessor with respect to the subject matter hereof. No modification, waiver, or amendment of this Lease or any of its conditions or provisions shall be binding upon Lessor or Lessee unless in writing and signed by both parties.

d. Lessee shall not sublet the property or any part thereof, nor assign this Lease, without the prior consent in writing of the Lessor; this Lease is being executed by Lessor upon the credit and reputation of Lessee. Acceptance by Lessor of rental from a third party shall not be considered as an assignment or sublease, nor shall it be deemed as constituting consent of Lessor to such an assignment or sublease.

e. Lessee shall be solely responsible for all bills for electricity, lighting, power, gas, water, telephone, and telegraph services, or any other utility or service used on the property.

f. This Lease shall be governed by the laws of the State of Florida, and any applicable laws of the United States of America.

g. All notices to Lessor shall be sent to the address for rent payments and all notices to Lessee shall be sent to:
Florida Department of Transportation, Right of Way - Property Management Administrator, 3400 W. Commercial Boulevard, Fort Lauderdale, FL 33309-3421.

ADDENDUM

This is an Addendum to that certain Lease Agreement between Triangle Auto Center, Inc.

and the State of Florida Department of Transportation dated the 19 day of October, 2015

In addition to the provisions contained in said Agreement, the following terms and conditions shall be deemed to be a part thereof pursuant to Paragraph 9 (b) of said Agreement

The Parties agree and it is understood that property is being donated to Florida Department of Transportation, as required by Broward County, subject to the leaseback for the temporary existence of an on premise business sign. The purpose of this lease is to allow the existing sign to remain where it is, until such time as Lessee's property is redeveloped/renovated and all applicable, sufficient and appropriate permits, authorizations and approvals are issued to the Lessee to permit the construction, operation and maintenance of a similar sign on the adjacent property of Lessee and construction of such signage is completed (collectively, "Installation of Replacement Signage"). The premises may only be occupied by the existing sign structure located on the NE corner of S.R. 7/U.S. 441 and Taft Street in Hollywood, FL.

When Lessee's site is redeveloped/renovated, and the Installation of the Replacement Signage has been completed, the Lessee's site shall be constructed in such a manner that the sign is removed from the right of way. The Lease shall expire upon redevelopment/renovation of Lessee's property and the Installation of Replacement Signage and the leased area shall be cleared, but no later than October 15, 2020, at which time the lease shall automatically expire. If the sign is not promptly, and upon notice, removed by Lessee at the time Lessee's property is redeveloped/renovated and the Installation of Replacement Signage has been completed, then the sign shall be deemed abandoned and the Department may dispose of the sign as it deems appropriate, at no cost to Lessee.

Notwithstanding paragraph 9 of the Original Lease Agreement, Lessor shall not terminate the Lease upon thirty days prior written notice, except in the event of a material default of the Lease by Lessee which goes uncured by Lessee for more than 30 days after receipt of written notice of the default from Lessor.

In the event the sign is substantially damaged due to an accident or act of God, the sign will not be allowed to be repaired and will no longer be allowed to remain in the right of way. The lease shall automatically expire upon the removal of the sign by Lessee or on October 15, 2020, whichever occurs first.

In the event of any inconsistency between the provisions of this Addendum and the provisions of the original Lease Agreement to which it is attached, the terms of the Addendum shall govern and control. All references in the original Lease Agreement of this Addendum to the "Lease" shall be deemed to refer to the original Lease, as modified by this Addendum, unless the context otherwise requires. Capitalized but not defined terms used in this Addendum shall have the respective meanings ascribed to such terms in the original Agreement, unless context clearly otherwise requires.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: Gerry O'Reilly
District Four Secretary
Gerry O'Reilly, P.E.
Print Name

Attest: Diana Jones

Name/Title: Admin. Asst.

Triangle Auto Center, Inc.
Lessee (Company Name, if applicable)

BY:

Craig M. Zinn
Print Name

Title:

President

Attest: Patricia Parke (SEAL)

PATRICIA PARKE
Print Name

Title:

SECRETARY

LEGAL REVIEW:

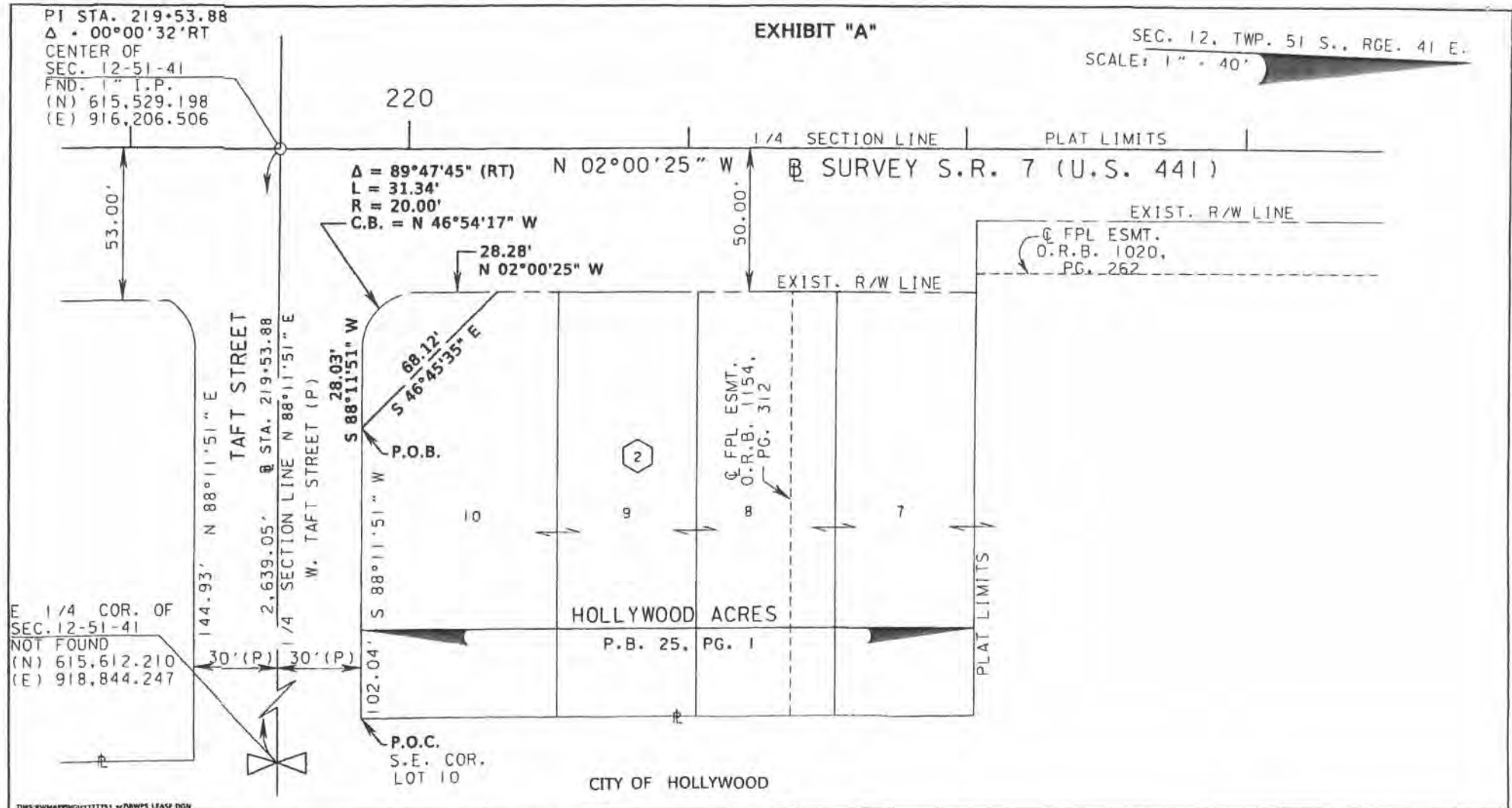
Laurice C. Mayes
District Counsel

Laurice C. Mayes, Esq.
Print Name

PI STA. 219+53.88
 $\Delta = 00^{\circ}00'32''$ RT
 CENTER OF
 SEC. 12-51-41
 FND. 1" = 1 P.
 (N) 615,529.198
 (E) 916,206.506

EXHIBIT "A"

SEC. 12, TWP. 51 S., RGE. 41 E.
 SCALE: 1" = 40'



T:\MS\KIM\HAPPING\02277751.dwg

FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - NOT A SURVEY

			STATE ROAD NO. 7 (US 441)				BROWARD COUNTY	
			BY	DATE	PREPARED BY:		DATA SOURCE:	
			DRAWN	SANCHEZ	09-14-15		FOOT DISTRICT 4	
			CHECKED	SMITH	09-14-15		F.P. NO. 2277751	
REVISION			BY		DATE		SECTION 86100-2528	
							SHEET 2 OF 3	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/23/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zurich - Account Service Center 7045 College Blvd Overland Park, KS 66211 Fax: 888-734-6776 Ph: 877-225-5276	CONTACT NAME: Zurich - Account Service Center PHONE (A/C No. EXT): 877-225-5276 FAX (A/C No.): 888-734-6776 E-MAIL ADDRESS: service.center@zurichna.com	
INSURED 002923200 TRIANGLE AUTO CENTER INC DBA TOYOTA OF HOLLYWOOD; HOLLYWOOD SCION PARCEL OF LAND LOCATED AT THE NE CORNER OF N SR 7/US 441 & TAFT STREET HOLLYWOOD, FL 33021	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Universal Underwriters Insurance Company	41181
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSRD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
☒ A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☐ ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:	☒ ☐	302089	12/01/2014	12/01/2015	EACH OCCURRENCE \$500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
☐	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐	☐ ☐				COMBINED SINGLE LIMIT (Ea Accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
☒ A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$0	☐ ☐	302089	12/01/2014	12/01/2015	EACH OCCURRENCE \$20,000,000 AGGREGATE \$ PRODUCTS-COMP/OP AGG \$
☐	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A ☐				☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE -EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
☒ A	☐ GARAGE LIABILITY ☒ ANY AUTO	☒ ☐	302089	12/01/2014	12/01/2015	OTHER THAN AUTO ONLY EACH ACC: \$500,000
☐		☐ ☐				\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Reason for Certificate: Landlord Agreement

30 Day notice of cancellation applies, except for cancellation due to non payment of premium.
See Additional Remarks Schedule Attached**CERTIFICATE HOLDER**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
3400 W. COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309-3421Attn: RIGHT OF WAY - PROPERTY MANAGEMENT ADMINISTRATOR
Fax:**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nancy D. Mueller

ADDITIONAL REMARKS SCHEDULE

AGENCY Zurich - Account Service Center		NAMED INSURED TRIANGLE AUTO CENTER INC DBA TOYOTA OF HOLLYWOOD; HOLLYWOOD SCION PARCEL OF LAND LOCATED AT THE NE CORNER OF N SR 7/US 441 & TAFT STREET HOLLYWOOD, FL 33021	
POLICY NUMBER 302089			
CARRIER Universal Underwriters Insurance Company	NAIC CODE 41181	EFFECTIVE DATE: 12/01/2014	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Endorsement 089-Umbrella Limit Inclusive applies.

Endorsement 0033 Applies: Certificate Holder is named as Additional Insured

Commence at the Southeast Corner of said Lot 10; thence South 88° 11 '51" West, along the South line of said Lots 10, a distance of 102.04 feet to the POINT OF BEGINNING; thence continue South 88°11 '51" West along said South line of said Lot 10 a distance of 28.03 feet to a point on a curve concave Northeasterly, having a chord bearing of North 46°54' 17" West; thence Northwesterly along said curve, having a radius of 20.00 feet, through a central angle of 89°47'45", an arc distance of 3 1.34 feet to a point on the Easterly Existing Right of Way line of State Road 7 (U.S. 441); thence continue North 02°00'25" West along said Easterly Existing Right of Way line of State Road 7 (U.S. 441 a distance of 28.28 feet; thence South 46°45'35" East a distance of 68.12 feet to the POINT OF BEGINNING.

Covered Location(s) Include: PARCEL OF LAND LOCATED AT THE NE CORNER OF N SR 7/US 441 & TAFT STREET HOLLYWOOD,FL,33021



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

Ms. Jane Storms
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, Florida 33351

SUBJECT: Response to Letter of Objection(s)

PLAT NAME: Toyota of Hollywood

PLAT NO.: 044-MP-15

TRANSMITTAL DATE: June 16, 2016

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: December 10, 2016

TRAFFICWAYS EXPIRATION: January 24, 2017

Dear Ms. Storms:

As per the requirements Section 5-181(h)(3) of the Broward County Land Development Code, we have completed our review of your Letter of Objection(s) and after consideration, made revisions to the Development Review Report as requested. A copy of the revised Development Review Report is attached.

Specifically, based on the submitted site plan the NVAL requirement along Harding Street (Staff Recommendation 1) was revised as requested. Your request to delete Staff Recommendation 2 (the right-of-way requirement) was considered. However, two new right-of-way requirements (Staff Recommendations 2 and 3) were added to address the 80 foot collector at Taft Street and the 35 foot radius at the intersection of State Road 7 (US 441) and Taft Street. Both recommendations were added as they were inadvertently omitted from the previous development review report.

Also, the sidewalk requirements for bus landing pad (previously Staff Recommendations 3 and 4) were deleted and/or revised accordingly. In addition, Staff Recommendation 5 (Bus Shelter Requirement), and Staff Recommendation 9 (Turn Lane Improvement Requirement) were revised. The requirements to construct and secure sidewalk for bus landing pad (Staff Recommendation 11 and 12) were revised and/or deleted. Finally, the sidewalk requirement to secure and construct (Staff Recommendation 10) was not considered.

Please review the attached report carefully. Pursuant to Section 5-181(i) of the Land Development Code, a "written authorization to proceed," scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Director on or before the above referenced date. If the "written authorization to proceed" is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. **Once the "written authorization to proceed" is submitted, it is your responsibility to ensure that it is received by this office.**

Jane Storms
June 16, 2016
Page 2

If there are any objections to the Development Review Report, they must be specified in the "written authorization to proceed." However, if the letter to proceed contains any objections not previously raised in the "Letter of Objections," staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.

Please be reminded that the "written authorization to proceed" will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Howard W. Clarke, Senior Planner, at 954-357-5760 or hoclarke@broward.org.

Sincerely,



Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment:

cc: Review Agencies
Mayor/Planning Director – Hollywood

Triangle Auto Center, Inc. and Hwood Holdings, LLC
1850 N State Road 7
Hollywood, FL 33021

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 165,000 square feet of auto dealership and 433,000 square feet of auto storage. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat is more than five (5) acres in size and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on March 24, 2016.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 4) At the time of plat application, five (5) single family units and 51,230 square feet of auto dealership existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, these structures may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 7) The Environmental Engineering and Licensing Section has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the

conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Environmental Engineering and Licensing Section at 954-519-1483.

- 8) Review of available information by staff of the Aquatic and Wetland Resources Section of the Broward County Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 9) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 10) The Aquatic and Wetland Resources Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory, which provides information

regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

- 12) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Hollywood. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 13) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
- 14) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
- 15) A Parking Facility License will be required. Contact the Broward County Pollution Prevention Division at 954-519-1260 for specific license requirements.
- 16) A demolition notice will be required from the Broward County Pollution Prevention Division.
- 17) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Pollution Prevention Division at 954-519-1260 for specific license requirements.
- 18) A known contaminated site is located in this plat, and the plat is in the vicinity of another known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention Division must approve any dewatering activities at this site.
- 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to

such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

- 20) This property is within 20,000 feet of North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that although the proposed development is not likely to impact any significant archaeological resources, it will adversely impact three (3) structures that are at least fifty (50) years old and which may be eligible for local historical listing. However, the archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hollywood Planning Department at 954-921-3471 to seek project review for compliance with municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, *all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist.* The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 22) This site is currently serviced on SR 7 by BCT Route # 18.
- 23) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 24) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 25) The attached comments have been received from the Broward County Planning council.

- 26) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 27) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 1) Along the ULTIMATE right-of-way for SR 7 (US 441) except at 50-foot opening with centerline located approximately 300 feet south of the centerline of Harding Street. Said non-access line will include corner chords and extend along Harding Street a distance 55 feet and Taft Street for a distance of 65 feet.

This opening is restricted to RIGHT TURNS ONLY, and is subject to the approval of FDOT.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Ten (10) feet of right-of-way on Taft Street, an 80-foot collector, to comply with the Trafficways Plan.
- 3) Right-of-way for a corner chord based on a 35-foot radius at the intersection of SR 7 (US 441) and Taft Street.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 4) A 3-foot wide x 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on SR 7 (US 441) commencing 115 feet north of the south plat limits and continuing north for 40 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 5) An 8-foot wide x 20-foot long bus shelter easement on SR 7 (US 441) commencing 135 feet north of the south plat limits (north right-of-way line of Taft Street) and continuing north for 20 feet.

ACCESS REQUIREMENTS

- 6) The minimum distance from the non-vehicular access line of SR 7 (US 441), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 75 feet.
- 7) For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 9) A northbound combination bus bay/right turn lane on SR 7 (US 441) at the 50-foot opening with 200 feet of storage and 60 feet of transition. Design of this turn lane is subject to approval by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 10) Along SR 7 (US 441) adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 11) An 8-foot wide x 40-foot long expanded sidewalk for the bus landing pad on SR 7 (US 441) commencing 115 feet north of the south plat limits (north right of way line of Taft Street) and continuing north for 40 feet. Design must extend to the face of curb and gutter, and is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 12) The developer shall be responsible for replacement of communication conduit/interconnect along SR 7 (US 441) that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 13) Construction of the required improvements shall include installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 14) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 15) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 16) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 17) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

18) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description. **The description in the Title Certificate differs from the plat. There are discrepancies between the description on the plat and the plat drawing. Review and revise as necessary.**

- B) Provide closure reports of the plat boundary and TRACTS "A" and "B" after resolution of the above comments.
- C) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- D) There are numerous found monuments shown in the right-of-way for State Road 7 adjacent to the plat. Tie those monuments to the plat boundary.
- E) This plat is within the Resurvey recorded in Miscellaneous Plat Book 6, Page 19, B.C.R. Show grid bearings, as well as State Plane Coordinates on land corners, plat corners and P.R.M.s depicted on the plat.
- F) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- G) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

19) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict the entire right-of-way width of North State Road 7, Taft Street and Harding Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report. **Review the descriptions of the plats recorded in P.B. 24, PG. 9, B.C.R. and P.B. 25, PG. 1, B.C.R. as they pertain to the source of the north one-half of the right-of-way for Taft Street. Revise as necessary.**
- B) Obtain a copy of the latest Florida Department of Transportation (FDOT) Right-of-Way Map for State Road 7 adjacent to the plat and provide it to the Highway Construction and Engineering Division for review. Add a label for same indicating the State Road designation, roadway section number, sheet number and the latest date of revision.
- C) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.

D) All existing easements must be clearly labeled and dimensioned. **There is an FPL easement per O.R.B. 6437, PG. 174, B.C.R. shown on the plat that is not listed in the Title Certificate. Review and revise as necessary.**

E) All proposed easements must be clearly labeled and dimensioned.

20) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

- 1) be based upon a legal description that matches the plat.
- 2) be based upon a search of the public records within forty-five (45) days of submittal.
- 3) contain the names of all owners of record.
- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

The Adjacent Right-of-Way Report is incomplete. The missing references include, but are not necessarily limited to, the following: O.R.B. 3012, PG. 936, B.C.R.; O.R.B. 3037, PG. 999, B.C.R.; O.R.B. 3442, PG. 273, B.C.R.; O.R.B. 4226, PG. 106, B.C.R.; O.R.B. 9573, PG. 762, B.C.R.; O.R.B. 50013, PG. 1329, B.C.R.; O.R.B. 50344, PG. 1416, B.C.R.; and Instrument No. 113377767, B.C.R.

Review and revise the Adjacent Right-of-Way Report prior to the submittal of the mylar.

- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals and witnesses.
- D) Acknowledgments and seals are required for each signature.

21) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Consider the elimination of Sheet 3 of 5 as a Key Map is shown on both Sheets 4 and 5. If Sheet 3 is to remain, correct the label for Lot 2 per P.B. 36, PG. 25, B.C.R.
- C) The Planning and Development Management Division file number "**044-MP-15**" must be shown inside the border on the lower, right hand corner of each page.
- D) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- E) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- F) The sheet size must be 24 inches by 36 inches.

22) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
- B) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Hollywood's conditions of approval, as included in an agenda report or Resolution listing all conditions of municipal plat approval.

23) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Plat job data, Securities job, and reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City / District – Transmit scanned copy of mylar for review:

City of Hollywood:

Jonathan Vogt – jvogt@hollywoodfl.org, 954-921-3900

Clarissa Ip – cip@hollywoodfl.org, 954-921-3900

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 24) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.

- 25) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."
 - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 26) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 27) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 28) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:
No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

29) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, **2021**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, **2021**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

30) Place a note on the face of the plat reading:

This plat is restricted to 165,000 square feet of auto dealership and 433,000 square feet of auto storage.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

31) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Jeff Peal

From: Clarke, Howard <HOCLARKE@broward.org>
Sent: Wednesday, August 10, 2016 9:30 AM
To: Elizabeth Tsouroukdissian; Jane Storms
Cc: Turner, Thuy; Carrano, Susanne; Marcellus, Kimberly
Subject: Letter of Acknowledgment - Toyota of Hollywood

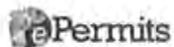
Good Morning,

I have scheduled the Toyota of Hollywood Plat for the September 15th County Commission meeting. An updated report will be issued accordingly.



HOWARD W. CLARKE, SENIOR PLANNER
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HOLLYWOOD TOYOTA
SURFACE WATER MANAGEMENT CALCULATIONS (POST-COND)
PROJECT No. 16-3764
(ALL ELEVATIONS IN NAVD)

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	2.59	43%	14.5	14.5
PAVEMENT	2.22	37%	12	13.75
DRY RET.	0.03	1%	11	13
DRY RET. BANK	0.10	2%	11	13
SIDEWALK	0.15	3%	14	14.5
GREEN	0.90	15%	12.5	14
TOTAL	5.99	100%		

STORAGE		GRADING PARAMETERS	
DESCRIPTION	AREA (AC)		
RAIN TANK	0.59	5	9

Exfiltration Trench

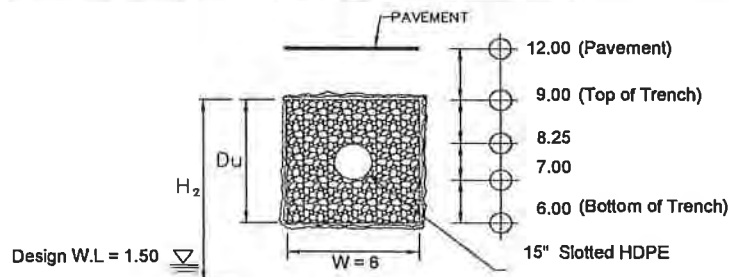
Exfiltration Trench for Storage of 3.2-inch (5 yr - 1 hr) rainfall event

$$V(\text{ac-in}) = L \times [K \times (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) W D_u]$$

$$= 13 \quad = 1.05 \quad \text{ac-ft}$$

Trench Stage-Storage Calcs. Assuming Linear Progression		
Stage (ft)	Area (ac)	Storage (ac-ft)
6.00	0.00084	#NAME?
6.50	0.00084	#NAME?
7.00	0.00084	#NAME?
7.50	0.00084	#NAME?
8.00	0.00084	#NAME?
8.50	0.00084	#NAME?
9.00	0.00084	#NAME?

Trench Characteristics		
L=	1244	feet
W=	6	feet
K _{avg} =	9.40E-05	cfs/ft. ² -ft. head
H ₂ =	7.50	feet
D _u =	3.00	feet
D _s =	0.00	feet



Stage-Storage Calculations

Stage (ft-NGVD)	Area (acres)							Volume (ac-ft)		
	PAVEMENT (LINEAR)	SIDEWALK (LINEAR)	GREEN (LINEAR)	DRY RET. BANK (LINEAR)	DRY RET. (VERTICAL)	RAIN TANK (VERTICAL)	Total	Storage	Trench	Total Provided
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#NAME?	0.00	#NAME?
5.50	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	0.00	#NAME?
6.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	0.00	#NAME?
6.50	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	#NAME?	#NAME?
7.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	#NAME?	#NAME?
7.50	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	#NAME?	#NAME?
8.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	#NAME?	#NAME?
8.50	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	#NAME?	#NAME?
9.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59	#NAME?	#NAME?	#NAME?
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#NAME?	#NAME?	#NAME?
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#NAME?	#NAME?	#NAME?
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#NAME?	#NAME?	#NAME?
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#NAME?	#NAME?	#NAME?
11.50	0.00	0.00	0.00	0.03	0.03	0.00	0.06	#NAME?	#NAME?	#NAME?
12.00	0.00	0.00	0.00	0.05	0.03	0.00	0.08	#NAME?	#NAME?	#NAME?
12.50	0.63	0.00	0.00	0.08	0.03	0.00	0.74	#NAME?	#NAME?	#NAME?
13.00	1.27	0.00	0.30	0.10	0.03	0.00	1.70	#NAME?	#NAME?	#NAME?
13.50	1.90	0.00	0.60	0.10	0.03	0.00	2.63	#NAME?	#NAME?	#NAME?
14.00	2.22	0.00	0.90	0.10	0.03	0.00	3.25	#NAME?	#NAME?	#NAME?
14.50	2.22	0.15	0.90	0.10	0.03	0.00	3.40	#NAME?	#NAME?	#NAME?

Project Location Hydraulic Details

Design Water Level= 1.50
Allowable Discharge* = 0 cfs

Design Storm Rainfall Amounts--(In.)

Storm Frequency	SFWMD		
	1 hr	24 hr	72 hr
5 year	3.2		
10 year		8.00	
25 year			14.0
100 year			17.0

Soil Storage Calculation

A. Total Pervious Area = 1.03 acres

B. Depth to Water Table = 11.6 feet

C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:

Sp = #NAME? inches

D. Site Soil Storage = Sp x (Pervious Area/Total Area)
= #NAME? inches

E. Runoff Curve Number = 1000 / (S + 10)
CN = #NAME?

**TOYOTA PARCEL B (PRE-COND.)
SURFACE WATER MANAGEMENT CALCULATIONS
PROJECT No. 16-3764**

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	0.07	7%	12.4	14.5
PAVEMENT	0.40	39%	11.2	12.3
SIDEWALK	0.01	1%	13	14.5
GREEN	0.54	53%	11	12.5
TOTAL	1.02	100%		

STAGE-STORAGE CALCULATIONS					
Stage (ft-NGVD)	Area (acres)				Storage Volume (ac-ft)
	PAVEMENT (LINEAR)	SIDEWALK (LINEAR)	GREEN (LINEAR)	Total	Total Volume
3.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00	0.00
11.50	0.11	0.00	0.18	0.29	0.07
12.00	0.29	0.00	0.36	0.65	0.31
12.50	0.40	0.00	0.54	0.94	0.71
13.00	0.40	0.00	0.54	0.94	1.18
13.50	0.40	0.00	0.54	0.94	1.65

Project Location Hydraulic Details

Design Water Level= 3.00
Allowable Discharge* = 0 cfs

Design Storm Rainfall Amounts--(in.)

Storm Frequency	SFWMD		
	1 hr	24 hr	72 hr
5 year	3.2		
10 year		8.00	
25 year			14.0
100 year			17.0

Soil Storage Calculation

- A. Total Pervious Area = 0.54 acres
- B. Depth to Water Table = 8.8 feet
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)
= 3.57 inches
- E. Runoff Curve Number = 1000 / (S + 10)
CN = 73.67

Water Quantity Calculations

A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

$Q_{5\text{yr-1hr}} =$	1.02	inches
$Q_{10\text{yr-1dy}} =$	4.89	Inches
$Q_{25\text{yr-3dy}} =$	10.47	inches
$Q_{100\text{yr-3dy}} =$	13.35	inches

B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

$V_{5\text{yr-1hr}} =$	0.09	ac-ft
$V_{10\text{yr-1day}} =$	0.42	ac-ft
$V_{25\text{yr-3dy}} =$	0.89	ac-ft
$V_{100\text{yr-3dy}} =$	1.14	ac-ft

C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

$\text{Stage}_{5\text{yr-1hr}} =$	11.53	ft
$\text{Stage}_{10\text{yr-1day}} =$	12.14	ft
$\text{Stage}_{25\text{yr-3dy}} =$	12.70	ft
$\text{Stage}_{100\text{yr-3dy}} =$	12.96	ft

**TOYOTA PARCEL B (POST-COND.)
SURFACE WATER MANAGEMENT CALCULATIONS
PROJECT No. 16-3764**

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	0.00	0%	8.25	8.25
PAVEMENT	0.57	56%	10	12
DRY RET.	0.04	4%	8	11
DRY RET. BANK	0.08	8%	8	11
SIDEWALK	0.00	0%	7.5	8.25
GREEN	0.33	32%	11	12
TOTAL	1.02	100%		

Exfiltration Trench

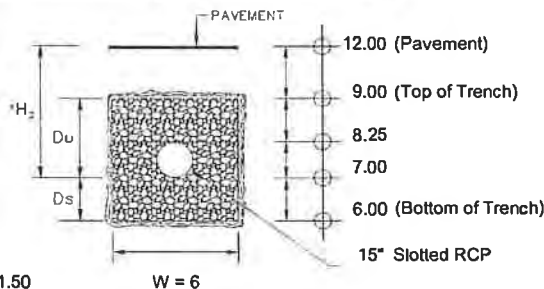
Exfiltration Trench for Storage of 3.2-inch (5 yr - 1 hr) rainfall event

$$V(\text{ac-in}) = L \times [K \times (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u]$$

$$= 1 \times 0.11 = 0.11 \text{ ac-ft}$$

Trench Stage-Storage Calcs. Assuming Linear Progression		
Stage (ft)	Area (ac)	Storage (ac-ft)
6.00	0.00075	0.00
6.50	0.00075	0.02
7.00	0.00075	0.04
7.50	0.00075	0.06
8.00	0.00075	0.07
8.50	0.00075	0.09
9.00	0.00075	0.10

Trench Characteristics		
L=	150	feet
W=	6	feet
K _{avg} =	9.40E-05	cfs/ft. ² -ft. head
H ₂ =	6.50	feet
D _u =	3.00	feet
D _s =	0.00	feet



▽ (Design W.L.) = 1.50

Stage-Storage Calculations

Stage (ft-NGVD)	Area (acres)						Volume (ac-ft)		
	PAVEMENT (LINEAR)	SIDEWALK (LINEAR)	GREEN (LINEAR)	DRY RET. BANK (LINEAR)	DRY RET. (VERTICAL)	Total	Storage	Trench	Total Provided
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02
7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04
7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.06
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.07
8.50	0.00	0.00	0.00	0.01	0.04	0.05	0.02	0.09	0.12
9.00	0.00	0.00	0.00	0.03	0.04	0.07	0.05	0.10	0.16
9.50	0.00	0.00	0.00	0.04	0.04	0.08	0.09	0.10	0.19
10.00	0.00	0.00	0.00	0.05	0.04	0.09	0.13	0.10	0.24
10.50	0.14	0.00	0.00	0.07	0.04	0.25	0.22	0.10	0.32
11.00	0.29	0.00	0.00	0.08	0.04	0.41	0.38	0.10	0.49
11.50	0.43	0.00	0.17	0.08	0.04	0.71	0.66	0.10	0.77
12.00	0.57	0.00	0.33	0.08	0.04	1.02	1.10	0.10	1.20
12.50	0.57	0.00	0.33	0.08	0.04	1.02	1.61	0.10	1.71
13.00	0.57	0.00	0.33	0.08	0.04	1.02	2.12	0.10	2.22

Project Location Hydraulic Details

Design Water Level= 1.50
Allowable Discharge* = 0 cfs

Design Storm Rainfall Amounts—(in.)

Storm Frequency	SFWMD		
	1 hr	24 hr	72 hr
5 year	3.2		
10 year		8.00	
25 year			14.0
100 year			17.0

Soil Storage Calculation

- A. Total Pervious Area = 0.45 acres
- B. Depth to Water Table = 9.5 feet
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)
= 2.98 inches
- E. Runoff Curve Number = 1000 / (S + 10)
CN = 77.05

Water Quantity Calculations

A. Calculate the Runoff in Inches.

$$Q = (\text{Rainfall} - 0.2 \times \text{Soil Storage})^2 / (\text{Rainfall} + 0.8 \times \text{Soil Storage})$$

$Q_{5\text{yr-1hr}} = 1.22$ inches
 $Q_{10\text{yr-1dy}} = 5.28$ inches
 $Q_{25\text{yr-3dy}} = 10.97$ inches
 $Q_{100\text{yr-3dy}} = 13.88$ inches

B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

$V_{5\text{yr-1hr}} = 0.10$ ac-ft
 $V_{10\text{yr-1day}} = 0.45$ ac-ft
 $V_{25\text{yr-3dy}} = 0.93$ ac-ft
 $V_{100\text{yr-3dy}} = 1.18$ ac-ft

C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

$\text{Stage}_{5\text{yr-1hr}} = 8.34$ ft
 $\text{Stage}_{10\text{yr-1day}} = 10.89$ ft
 $\text{Stage}_{25\text{yr-3dy}} = 11.69$ ft
 $\text{Stage}_{100\text{yr-3dy}} = 11.98$ ft

Water Quality Calculations (Note: Excluding the roof/building areas)

A. Compute the first inch of runoff from the entire site.

$$= 1 \text{ inch} \times \text{Total Area} \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.09 \text{ ac-ft}$$

B. Compute 2.5 inches times the percentage of imperviousness.

a. Site Area (SA), for water quality pervious/impervious calculations only

$$\text{SA} = \text{Total Area} - (\text{roof} + \text{lake})$$

$$= 1.02 \text{ Acres}$$

b. Impervious Area (IA), for water quality pervious/impervious calculations only

$$\text{IA} = \text{Site Area (SA)} - \text{Pervious Area}$$

$$= 0.57 \text{ Acres}$$

c. Percentage of imperviousness for water quality

$$\% \text{imp} = (\text{IA} / \text{SA}) \times 100\%$$

$$= 55.88 \%$$

d. For 2.5 inches times percentage of imperviousness

$$= 2.5 \text{ inches} \times \% \text{imp}$$

$$= 1.40 \text{ inches}$$

e. Compute volume required for quality detention

$$= \text{inches to be treated} \times (\text{total site} - \text{lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.12 \text{ ac-ft} \quad \text{(CONTROLS)}$$

C. Since 2.5 Inches times the percentage of impervious is greater than the first inch of runoff over the entire site, the volume to be treated is:

$$\text{Volume to be treated} = 0.12 \text{ ac-ft}$$

a. Since Dry Retention is proposed, a minimum 50% of the controlling water quality volume shall be retained.

$$\text{Volume to be treated} = 0.06 \text{ ac-ft}$$

b. Interpolating from the Stage-Storage Table, the Volume to be treated is met at a stage of:

$$\text{Stage (Water Quality)} = 7.59 \text{ ft}$$

D. Since this is a commercial project, 0.5 in. dry detention/retention Pre-treatment must be provided.

$$= 1/2 \text{ inch} \times (\text{Total Site} - \text{Lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.04 \text{ ac-ft}$$

Interpolating from the Stage-Storage Table, the Pre-treatment Volume is met at a stage of:

$$\text{Stage (Pre-Treat)} = 7.13 \text{ ft}$$

**TOYOTA PARCEL C (PRE-COND.)
SURFACE WATER MANAGEMENT CALCULATIONS
PROJECT No. 16-3764**

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	0.04	9%	12.4	12.4
PAVEMENT	0.01	2%	12.5	13.2
SIDEWALK	0.02	4%	12.2	13.4
GREEN	0.39	85%	12.2	13.2
TOTAL	0.46	100%		

STAGE-STORAGE CALCULATIONS					
Stage (ft-NGVD)	Area (acres)				Storage Volume (ac-ft)
	PAVEMENT (LINEAR)	SIDEWALK (LINEAR)	GREEN (LINEAR)	Total	Total Volume
3.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.00
12.50	0.00	0.01	0.12	0.12	0.03
13.00	0.01	0.01	0.31	0.33	0.14
13.50	0.01	0.02	0.39	0.42	0.33
14.00	0.01	0.02	0.39	0.42	0.54
14.50	0.01	0.02	0.39	0.42	0.75

Project Location Hydraulic Details

Design Water Level= 3.00
Allowable Discharge* = 0 cfs

Design Storm Rainfall Amounts--(in.)

Storm Frequency	SFWMD		
	1 hr	24 hr	72 hr
5 year	3.2		
10 year		8.00	
25 year			14.0
100 year			17.0

Soil Storage Calculation

A. Total Pervious Area = 0.39 acres

B. Depth to Water Table = 9.7 feet

C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:

Sp = 6.75 inches

D. Site Soil Storage = Sp x (Pervious Area/Total Area)
= 5.72 inches

E. Runoff Curve Number = 1000 / (S + 10)
CN = 63.60

Water Quantity Calculations

A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

$Q_{5\text{yr}-1\text{hr}} =$	0.54	inches
$Q_{10\text{yr}-1\text{day}} =$	3.74	inches
$Q_{25\text{yr}-3\text{dy}} =$	8.90	inches
$Q_{100\text{yr}-3\text{dy}} =$	11.65	inches

B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

$V_{5\text{yr}-1\text{hr}} =$	0.02	ac-ft
$V_{10\text{yr}-1\text{day}} =$	0.14	ac-ft
$V_{25\text{yr}-3\text{dy}} =$	0.34	ac-ft
$V_{100\text{yr}-3\text{dy}} =$	0.45	ac-ft

C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

$\text{Stage}_{5\text{yr}-1\text{hr}} =$	12.34	ft
$\text{Stage}_{10\text{yr}-1\text{day}} =$	13.00	ft
$\text{Stage}_{25\text{yr}-3\text{dy}} =$	13.52	ft
$\text{Stage}_{100\text{yr}-3\text{dy}} =$	13.77	ft

**TOYOTA PARCEL C (POST-COND.)
SURFACE WATER MANAGEMENT CALCULATIONS
PROJECT No. 16-3764**

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	0.00	0%	8.25	8.25
PAVEMENT	0.19	41%	11	12
DRY RET.	0.03	7%	9	11
DRY RET. BANK	0.00	0%	8	11
SIDEWALK	0.00	0%	7.5	8.25
GREEN	0.24	52%	9	12.5
TOTAL	0.46	100%		

Exfiltration Trench

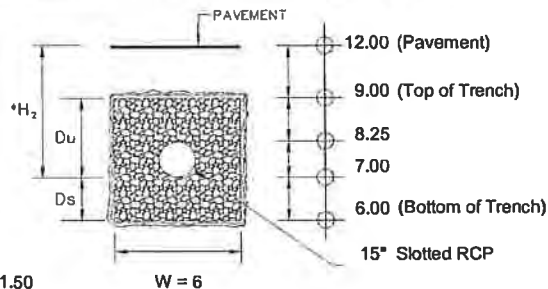
Exfiltration Trench for Storage of 3.2-inch (5 yr - 1 hr) rainfall event

$$V(\text{ac-in}) = L \times [K \times (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u]$$

$$= 0 = 0.03 \text{ ac-ft}$$

Trench Stage-Storage Calcs. Assuming Linear Progression		
Stage (ft)	Area (ac)	Storage (ac-ft)
6.00	0.00075	0.00
6.50	0.00075	0.01
7.00	0.00075	0.01
7.50	0.00075	0.02
8.00	0.00075	0.02
8.50	0.00075	0.03
9.00	0.00075	0.03

Trench Characteristics		
L=	45	feet
W=	6	feet
K_{avg} =	9.40E-05	cfs/ft. ² - ft. head
H_2 =	6.50	feet
D_u =	3.00	feet
D_s =	0.00	feet



Stage-Storage Calculations

Stage (ft-NGVD)	Area (acres)						Volume (ac-ft)		
	PAVEMENT (LINEAR)	DRY RET. BANK (LINEAR)	GREEN (LINEAR)	DRY RET. BANK (LINEAR)	DRY RET. (VERTICAL)	Total	Storage	Trench	Total Provided
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03
9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03
9.50	0.00	0.00	0.03	0.00	0.03	0.06	0.02	0.03	0.06
10.00	0.00	0.00	0.07	0.00	0.03	0.10	0.06	0.03	0.10
10.50	0.00	0.00	0.10	0.00	0.03	0.13	0.12	0.03	0.16
11.00	0.00	0.00	0.14	0.00	0.03	0.17	0.20	0.03	0.23
11.50	0.10	0.00	0.17	0.00	0.03	0.30	0.31	0.03	0.35
12.00	0.19	0.00	0.21	0.00	0.03	0.43	0.49	0.03	0.53
12.50	0.19	0.00	0.24	0.00	0.03	0.46	0.72	0.03	0.75
13.00	0.19	0.00	0.24	0.00	0.03	0.46	0.95	0.03	0.98

Project Location Hydraulic Details

Design Water Level= 1.50
Allowable Discharge* = 0 cfs

Design Storm Rainfall Amounts--(in.)

Storm Frequency	SFWMD		
	1 hr	24 hr	72 hr
5 year	3.2		
10 year		8.00	
25 year			14.0
100 year			17.0

Soil Storage Calculation

- A. Total Pervious Area = 0.27 acres
- B. Depth to Water Table = 9.2 feet
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)
= 3.96 inches
- E. Runoff Curve Number = 1000 / (S + 10)
CN = 71.62

Water Quantity Calculations

A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

Q_{5yr-1hr} = 0.91 inches
Q_{10yr-1day} = 4.65 inches
Q_{25yr-3dy} = 10.16 inches
Q_{100yr-3dy} = 13.02 inches

B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

V_{5yr-1hr} = 0.03 ac-ft
V_{10yr-1day} = 0.18 ac-ft
V_{25yr-3dy} = 0.39 ac-ft
V_{100yr-3dy} = 0.50 ac-ft

C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

Stage_{5yr-1hr} = 9.03 ft
Stage_{10yr-1day} = 10.65 ft
Stage_{25yr-3dy} = 11.62 ft
Stage_{100yr-3dy} = 11.92 ft

Water Quality Calculations (Note: Excluding the roof/building areas)

A. Compute the first inch of runoff from the entire site.

$$= 1 \text{ inch} \times \text{Total Area} \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.04 \text{ ac-ft}$$

B. Compute 2.5 inches times the percentage of imperviousness.

a. Site Area (SA), for water quality pervious/impervious calculations only

$$SA = \text{Total Area} - (\text{roof} + \text{lake})$$

$$= 0.46 \text{ Acres}$$

b. Impervious Area (IA), for water quality pervious/impervious calculations only

$$IA = \text{Site Area (SA)} - \text{Pervious Area}$$

$$= 0.19 \text{ Acres}$$

c. Percentage of Imperviousness for water quality

$$\%imp = (IA / SA) \times 100\%$$

$$= 41.30 \%$$

d. For 2.5 inches times percentage of imperviousness

$$= 2.5 \text{ inches} \times \%imp$$

$$= 1.03 \text{ inches}$$

e. Compute volume required for quality detention

$$= \text{Inches to be treated} \times (\text{total site} - \text{lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.04 \text{ ac-ft (CONTROLS)}$$

C. Since 2.5 inches times the percentage of impervious is greater than the first inch of runoff over the entire site, the volume to be treated is:

$$\text{Volume to be treated} = 0.04 \text{ ac-ft}$$

a. Since Dry Retention is proposed, a minimum 50% of the controlling water quality volume shall be retained.

$$\text{Volume to be treated} = 0.02 \text{ ac-ft}$$

b. Interpolating from the Stage-Storage Table, the Volume to be treated is met at a stage of:

$$\text{Stage (Water Quality)} = 7.76 \text{ ft}$$

D. Since this is a commercial project, 0.5 in. dry detention/retention Pre-treatment must be provided.

$$= 1/2 \text{ inch} \times (\text{Total Site} - \text{Lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.02 \text{ ac-ft}$$

Interpolating from the Stage-Storage Table, the Pre-treatment Volume is met at a stage of:

$$\text{Stage (Pre-Treat)} = 7.71 \text{ ft}$$

Complete one or more of the following that relates to your request. Print name and circle the correct choice when indicated.

Tenant or Owner Affidavits

(If tenant, then owner must sign the owner affidavits listed below)

I, Michael Dayhoff, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed meeting; that all the answers to the questing in this application and all supplemental data attached to and made part of the application are honest and true to the best of my knowledge and belief.

Signature

Michael R Dayhoff VPKFO
LIGHTHOUSE POINT AUTO INVESTORS I, LLC

Sworn to and subscribed to before me this 11 day of Aug by MICHAEL DAYHOFF who is () personally known to me or () has produced _____ as identification.

Notary Public

Commission expires: 2/25/18



Corporation Affidavits

I, _____, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Ass't Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief, that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed meeting.

Signature

Sworn to and subscribed to before me this ___ day of _____ by _____ who is () personally known to me or () has produced _____ as identification.

Notary Public

Commission expires: _____

Owner/Power of Attorney Affidavit

I, _____, being duly sworn, depose and say that I am the Owner of the described real property and that I am aware of the nature and effect the request for _____ relative to my property, which is hereby made by me or I am hereby authorizing _____, to be my legal representative before the Community Appearance Board.

Signature

Sworn to and subscribed to before this ___ day of _____ by _____ who is () personally known to me or () has produced _____ as identification.

Notary Public

Commission expires: _____



STILES
ARCHITECTURAL GROUP
Invest • Build • Manage

FL REG. # AA26001798

August 17, 2016

City of Hollywood
Department of Planning
2600 Hollywood Boulevard
Room 315
Hollywood, FL 33022

RE: Toyota of Hollywood
1841 N State Rd 7
Hollywood, FL 33021

To Whom It May Concern,

The following are responses to the Criteria Statement for the above referenced project.

Driveway Width 22' vs. 24'

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Response: Per conversations with the City of Hollywood Engineering, if the parking spaces are 19' in depth, 22' drive aisles are acceptable. The reduced 2' width of driveway helps to increase the total interior landscape area to meet Code. This driveway reduction only occurs in a portion of the site and all main drive aisles are 24' wide. This Variance request to change from 24' drive aisle to 22' drive aisle will maintain the basic intent and purpose of the subject regulation as it affects the stability and appearance of the City.

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Response: The reduction in driveway width to increase landscape area will not affect the compatibility with surrounding land uses and will not be detrimental to the community.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

Response: The change to driveway width to increase landscape area will not affect the furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

- d. That the need for the requested Variance is not economically based or self-imposed.

Response: The need for the Variance request is not economically based or self-imposed. The Variance request is to reduce drive aisle width to increase interior landscape area to meet Code. This project is unique because of the three land parcels and Code requirement for a 10' perimeter landscape buffer around the perimeter of each parcel. This created a larger than normal amount of perimeter landscaping but none of this is allowed to be counted as interior landscaping. The reduction of the driveway width enables us to meet the interior landscape requirement. The overall landscape area will actually be greater than a typical single parcel site of comparable size.

OH Door within 100' of Residential Zoned Property

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Response: The Code does not allow OH doors facing streets or facing residential properties unless setback 100' from the Property Line. This Property has streets on two sides and residential on the other two sides. The OH door we are requesting a Variance for is located on the south side of the service building. The following design features have been implemented to minimize the impact of this one door:

1. The OH Door is setback 86'-9" from the Property Line and recessed into the building as far as possible, based on the service bay layout.
2. The service bays will be air conditioned so the door will always be closed when not in use.
3. This OH Door is a secondary exit from the service bays. It is not needed for their daily operation and not expected to be utilized very frequently.
4. Additional landscape area with trees and planting has been added in front of this door to help buffer from adjacent properties.

As such, we believe this Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Response: As per the design features outlined above to minimize the impact of the OH Door location, we believe this Variance is compatible with surrounding land uses and will not be detrimental to the community.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

Response: The OH Doors and design features outlined above will not affect the furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

- d. That the need for the requested Variance is not economically based or self-imposed.

Response: The need for the Variance is not economically based or self-imposed. The Variance is required due to the Zoning Code requirement to not allow OH Doors facing streets or residential zoned properties, unless setback 100'. The Property is surrounded by streets on two sides and residential on the other two sides. To operate properly, the service facility requires OH Doors and we have made every attempt to meet the Code however these constraints on all four sides of the building make it almost impossible. We have implemented design features outlined above to minimize the impact of this OH Door.

Please contact this office with any questions you may have.

Sincerely,
STILES ARCHITECTURAL GROUP

Jeffrey L. Peal
President

JLP/mr



TOYOTA OF HOLLYWOOD

Water and Sewer Impact

Proposed Development

Showroom	32,095SF
Service	54,321SF
Parts	11,473SF
Breakroom	2,700SF
Office	22,838SF
 TOTAL	 123,427SF

Total Demand:

$$123,427 \text{ SF of use} \times 0.10 \text{ GPD/SF} = 12,343 \text{ Gallons Per Day}$$